

**MINUTES OF THE PLANNING BOARD MEETING
HELD ON FEBRUARY 22, 2022, AT 7:00 P.M.
VIA VIDEO CONFERENCE USING THE PLATFORM ZOOM,
HARRISON, NY**

MEMBERS PRESENT

*Thomas Heaslip, Chairman
Nonie Reich
Marshall Donat
Joseph Stout
Chip Marrano
Kimberly Burkan*

MEMBERS ABSENT

Jeffrey Spano

Patrick Cleary, Planning Consultant to the Board, Benjamin Heaslip, Assistant Planning Consultant to the Board were present tonight.

The Chairman opened the meeting with the Pledge of Allegiance.

COMMITTEE REPORTS

COMMITTEE REPORTS

- Adopt minutes from January 25, 2022

Motion to accept the January 25, 2022 minutes made by Marshall Donat, seconded by Chip Marrano. Vote carried 6-0.

- **SCHOOL OF THE HOLY CHILD – SCIENCE & DESIGN CENTER**
ADDITION (PB19-473) – 2225 Westchester Avenue, Block 601, Lot 4 – Amended Site Plan Approval 2nd 1 Year Extension, Steep Slope Approval 2nd 1 Year Extension

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the extension requests.

Motion to grant a 1 year extension for amended site plan approval made by Nonie Reich, seconded by Joseph Stout. Vote carried 6-0.

Motion to grant a 1 year steep slope permit made by Nonie Reich, seconded by Joseph Stout. Vote carried 6-0.

- **PEPSICO – AMENDED MASTER PLAN (PHASE 2) PAVILIONS** (PB21-001) – 700 Anderson Hill Road, Block 651, Lots 1-7, 10, 11, 25 – Amended Site Plan Approval 1 Year Extension, Steep Slope Approval 1 Year Extension

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the extension request.

Motion to grant a 1 year extension for amended site plan approval made by Chip Marrano, seconded by Nonie Reich. Vote carried 6-0.

Motion to grant a 1 year extension for steep slope permit approval made by Chip Marrano, seconded by Nonie Reich. Vote carried 6-0.

- **WEBB AVENUE – NEW MULTI-FAMILY BUILDING** (19-1446) – Webb Avenue, Block 603, Lot 1 – Accept FEIS as Complete

Patrick Cleary gave an update and noted that an independent engineer was hired to review the flood plan. We do not have his report and suggested that the Board conduct a work session before the next meeting.

-
1. **YAU SUBDIVISION** (14-539) – 22 Buckout Road, Block 1001, Lot 7 – Preliminary Plat Review, Steep Slope Review, Wetland Permit Review, SEQR Review, **Public Hearing**

Motion to adjourn the Public Hearing made by Joseph Stout, seconded by Marshall Donat. Vote carried 6-0.

2. **ALLER SUBDIVISION** (PB20-021) – 75 Kenilworth Road, Block 591, Lot 4 – Final Plat Review, SEQR Review, **Public Hearing**

Motion to adjourn the Public Hearing made by Chip Marrano, seconded by Kimberly Burkan. Vote carried 6-0.

3. **111 CALVERT STREET – CONTAINER & FENCE ENCLOSURE** (PB21-012) – 111 Calvert Street, Block 112, Lot 7 – Site Plan Review, SEQR Review, **Public Hearing**

Motion to open the Public Hearing made by Chip Marrano, seconded by Joseph Stout. Vote carried 6-0.

Motion to adjourn the Public Hearing made by Marshall Donat, seconded by Nonie Reich. Vote carried 6-0.

4. **190 GAINSBORG AVENUE – SUBDIVISION** (PB21-036) – 190 Gainsborg Avenue, Block 874, Lot 8 – Final Plat Review, SEQR Review, **Public Hearing**

George Mottarella, Engineer, appeared before the Board on behalf of the applicant and the Public Hearing.

Motion to open the Public Hearing made by Chip Marrano, seconded by Joseph Stout. Vote carried 6-0.

The Chairman asked if anyone would like to speak on this matter.

Ted Demirjian of 33 Century Ridge Road asked to see the drawings. He also asked about the drainage, sewage and water.

George Mottarella went overview of the sewer and drainage.

Ted Demirjian asked Mr. Mottarella if the soil specifications listed on his drawings were specific to this site.

The Chairman asked if anyone else would like to speak. There being no one, he asked if anyone on the Board had any questions or comments.

Motion to close the Public Hearing made by Joseph Stout, seconded by Chip Marrano. Vote carried 6-0.

Motion to grant Negative Declaration made by Joseph Stout, seconded by Kimberly Burkan. Vote carried 6-0.

Motion to grant Final Plat approval made by Nonie Reich, seconded by Kimberly Burkan. Vote carried 6-0.

5. **SUMMERHILL REALTY SUBDIVISION** (PB21-033) – 12 & 16 Kempner Lane, Block 981, Lots 20 & 48 and Lake Street, Block 981, Lot 13 – Final Plat Review, SEQR Review, **Public Hearing**

Motion to open the Public Hearing made by Nonie Reich, seconded by Joseph Stout. Vote carried 6-0.

Motion to adjourn to the Public Hearing to the April meeting made by Nonie Reich, seconded by Marshall Donat. Vote carried 6-0.

6. **117 PARK AVENUE – SUBDIVISION** (PB22-001) – 117 Park Avenue, Block 861, Lot 41 – Final Plat Review, SEQR Review, **Public Hearing**

Steve Dimovski, Architect, appeared before the Board on behalf of the applicant.

Dan Collins, Engineer, appeared before the Board and gave an overview of the project.

Motion to open the Public Hearing made by Marshall Donat, seconded by Joseph Stout. Vote carried 6-0.

The Chairman asked if anyone would like to speak on this matter or if there were any questions or comments from the Board. There being no questions he asked Patrick Cleary if there were any staff concerns.

Patrick Cleary noted that the applicant had addressed all issues.

Motion to close the Public Hearing made by Chip Marrano, seconded by Kimberly Burkan. Vote carried 6-0.

Motion to grant Negative Declaration made by Joseph Stout, seconded by Marshall Donat. Vote carried 6-0.

Motion to grant Final Plat approval made by Nonie Reich, seconded by Kimberly Burkan. Vote carried 6-0.

7. **AQUA REALTY CORP – MIXED USE BUILDING** (PB22-002) – 137 Lake Street, Block 881, Lot 24 – Site Plan Review, SEQR Review

Jonathan Villani, Architect, appeared before the Board on behalf of the applicant and gave an overview of the application.

The Chairman asked about the parking and explained that there was a parking issue with the last application the applicant brought to the Board. It required valet parking. It appears that you are proposing to take away parking but the proposed building will require an increase in parking.

Jonathan Villani noted that we are proposing one bedroom apartments and it would be also used for employees.

The Chairman noted that the new proposal requires 54 parking spaces and you are only offering 34 spaces with a takeout restaurant on the first floor. What about dedicated parking on other sites.

Joseph Stout asked if a parking study was done.

The Chairman noted that the Board should conduct a site visit before the next meeting.

Jonathan Villani also noted that they will look at parking options and come back to the Board.

8. **WOODED HILLS – SUBDIVISION** (PB22-003) – 2007 Purchase Street, Block 641, Lot 1 – Sketch Plan Review, SEQR Review

Eric Gordon, Esq. with Keane & Beane, appeared before the Board on behalf of the applicant and the 2 lot subdivision.

Zap Pearson with Insite Engineering appeared before the Board on behalf of the 2 lot subdivision and gave an overview of the application. The applicant is not proposing to build on the 2nd lot, just subdivide for future sale.

The Chairman asked if the Board had any questions.

Patrick Cleary noted that the 2nd lot is a flag lot and it is a fully complying parcel. He asked if the swale could be verified.

Motion to schedule a Public Hearing for March 22, 2022 made by Marshall Donat, seconded by Nonie Reich. Vote carried 6-0.

Motion to declare the Board Lead Agency made by Nonie Reich, seconded by Joseph Stout. Vote carried 6-0.

9. **PURCHASE COMMUNITY HOUSE – TREE REMOVAL** (PB22-004) – 3095 Purchase Street, Block 671, Lots 1 & 29, Block 672, Lot 5 – Site Plan Review, SEQR Review

Jim Kelly, on behalf of the Purchase Community House, appeared before the Board for a request to remove trees in the 100 foot buffer.

The Chairman noted that if not for the trees being located in the 100 foot Purchase Buffer, the applicant would only need to obtain a tree removal permit.

Patrick Cleary noted that this is not protecting a home; the trees are in the open area. The applicant provided a report from Bartlett Tree Company.

Nonie Reich noted that we need to have trees replanted.

Jim Kelly noted that along Cottage Avenue there are a significant amount of trees remaining after the tree removal process, the cost is about \$15,000.00 they are a non-profit and will struggle to raise the money to replant, if it is required by the Board.

Joe Stout noted that there must be some sort of replanting required. What is the tree removal code.

Patrick Cleary noted that the 100 foot buffer supersedes the tree requirement. The Board can override the requirement.

Jim Kelley went over the locations of the trees requested to be removed.

The Chairman noted that the Board should do a site visit before the next meeting.

Patrick Cleary noted that the Building Department can override the Planning Board if the tree is dangerous. He will refer it to the Building department tomorrow.

The Chairman noted that if there was a mitigation plan provided, the Board could approve application and the tree removal could start right away.

Motion to refer to the Building Inspector the tree removal on an emergency basis. Motion made by Joseph Stout, seconded by Nonie Reich. Vote carried 6-0.

This Meeting was adjourned at 8:50 pm on a motion by Nonie Reich, seconded by Chip Marrano. Vote carried 6-0.

The next regular Board meeting is scheduled for March 22, 2022.

Jacqueline Greer

Town Clerk's Office

Rosemarie Cusumano
Rosemarie Cusumano, Secretary

RECEIVED
TOWN CLERK'S OFFICE
MARCH 22, 2022

2022 APR - 5 P 2: 23

RECEIVED